

Florence, New Jersey 08518-2323
January 22, 2019

The reorganization/regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Solicitor David Frank called the meeting to order at 7:32 p.m. followed by a salute to the flag.

Solicitor Frank then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Mildred Hamilton-Wood	Thomas McCue
Ray Montgomery	Bruce Garganio
Mayor Craig Wilkie	Wayne Morris
John Pagano	

ABSENT: Councilman Lovenduski, Carl Mattson

ALSO PRESENT: Solicitor David Frank
Engineer Hugh Dougherty
Planner Barbara Fegley

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Solicitor Frank administered the Oath of Office to Bruce Garganio as a Class IV member for a 4-year term expiring December 31, 2022.

ELECTION OF OFFICERS FOR 2019

Solicitor Frank asked for nominations for Board Chairperson. It was the Motion of Mayor Wilkie, seconded by Mr. Montgomery to nominate and reinstate Mildred Hamilton-Wood for Chairperson. Seeing no other nominations, it was the Motion of Mr. Morris, seconded by Mr. McCue to close the nominations. Nomination unanimously approved by all those present. Chairperson Hamilton-Wood thanked everyone for the opportunity to once again service as chairperson and began to chair the meeting at this time.

Chairperson Hamilton-Wood asked for nominations for Vice Chairman. It was the Motion of Mayor Wilkie, seconded by Mr. Montgomery to nominate Bruce Garganio as Vice Chairman. Seeing no other nominations, it was the Motion of Mr. Pagano, seconded by Mr. Morris to close the nominations. Nomination unanimously approved by all those present.

Chairperson Hamilton-Wood asked for nominations for Secretary. It was the Motion of Mayor Wilkie, seconded by Mr. Pagano to nominate Wayne Morris as Secretary. Seeing no other nominations, it was the Motion of Vice Chair Garganio, seconded by Mr. McCue to close the nominations. Nomination unanimously approved by all those present.

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Chairperson Hamilton-Wood asked for nominations for Clerk of the Board. It was the Motion of Mayor Wilkie, seconded by Vice Chair Garganio to nominate Karen Federico as Clerk of the Board. Seeing no other nominations, it was the Motion of Mr. Morris, seconded by Mr. Pagano to close the nominations. Nomination unanimously approved by all those present.

APPOINTMENT OF PROFESSIONAL STAFF

It was the Motion of Vice Chair Garganio, seconded by Mr. Pagano to Appoint David Frank as Board Solicitor; Hugh Dougherty as Board Engineer; and Barbara Fegley as Board Planner. Motion unanimously approved by all those present.

RESOLUTIONS

- A. Resolution PB-2019-01: Appointment of Planning Board Solicitor, Engineer and Planner
- B. Resolution PB-2019-02: Establishing the Annual Schedule of Regular Meetings and Other Policies Relating to the New Jersey Open Public Meetings Act
- C. Resolution PB-2019-03: Readopting the Planning Board Administrative Rules

It was the Motion of Mayor Wilkie, seconded by Mr. Morris to approve Resolution No. PB-2019-01, PB-2019-02, and PB-2019-03.

Upon roll call, the Board voted as follows:

YEAS: Wilkie, Morris, Garganio, Hamilton-Wood, McCue, Pagano, Montgomery

NOES: None

ABSTAIN: None Motion carried

- D. Resolution PB-2019-04: Finding Florence Township Council Ordinance No. 2018-29 amending the Florence Township zoning designation map to rezone Lots 1, 3.01, 3.02, 3.03 & 11 in Block 121 from the Zoning District known as AGR-Agricultural District and partial NC-Neighborhood Commercial District Substantially Consistent With the Township's Master Plan and the intent of our Reexamination Report.

It was the Motion of Mr. Pagano, seconded by Mr. Morris to approve Resolution No. PB-2019-04.

Upon roll call, the Board voted as follows:

YEAS: Pagano, Morris, McCue, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: Montgomery, Garganio Motion carried

MINUTES

It was the Motion of Mr. Pagano, seconded by Mr. McCue to approve the minutes of the regular meeting and closed session of November 27, 2018 as submitted. Motion unanimously approved by all those present. Mr. Montgomery and Vice Chair Garganio abstained.

CORRESPONDENCE

- A. Letter from Solicitor Frank to the Governing Body dated 11/29/18
- B. Letter from Burl. Co. Planning Board regarding Florence Turnpike Crossing dated 12/11/18
- C. Letter from Burl. Co. Planning Board regarding Florence Turnpike Crossing dated 12/10/18
- D. Letter from Burl. Co. Planning Board regarding Florence Turnpike Crossing dated 12/10/18

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- E. Flood Hazard Area General Permit 10 Application Notice from Maser Consulting dated 12/7/18
- F. Letter from Burl. Co. Planning Board regarding 500 Cedar Lane dated 12/11/18
- G. Notice from PSE&G regarding Freshwater Wetlands Individual Permit received 12/17/18
- H. Notice from PSE&G regarding Upland and In-Water Waterfront Development Individual Permit received 12/21/18
- I. Notice regarding application of Carlson Companies in Burlington Twp. received 1/2/19
- J. Letter from Burl. Co. Planning Board regarding Florence Turnpike Crossing dated 1/3/19
- K. Letter from Burl. Co. Planning Board regarding Florence Turnpike Crossing dated 1/3/19
- L. Letter from Burl. Co. Planning Board regarding Carson Companies dated 1/3/19
- M. Letter to Burl. Co. Planning Board from Academy Woods Apartments requesting release of their performance guarantee dated 1/9/19
- N. Letter from Burl. Co. Planning Board regarding Carson Companies Warehouse dated 1/14/19

It was the Motion of Mr. Morris, seconded by Mr. Montgomery to receive and file Correspondence A through N. Motion unanimously approved by all those present.

NEW BUSINESS

- A. Presentation by Garrison Architects regarding Florence Township School District 2019 Bond Referendum Projects

Bob Garrison, Jr. from Garrison Architects and Scott Weiss from New Road Construction Management introduced themselves. The Superintendent of Schools, Donna Ambrosius and the Business Administrator, Melissa Livengood were in attendance as well. Mr. Garrison stated their presentation regarding the March 12, 2019 referendum involves improvements to all the district facilities. He stated it was the superintendent's initiative about two years ago to form a strategic planning committee and they have worked to get to this point over the last year. Part of their charge was to research through site visits and exhaustive meetings to the various needs in the three buildings being talked about tonight.

Solicitor Frank explained that the Municipal Land Use Law states in D:31 that this body has authority to review capital projects that are proposed by any governmental entity within the jurisdiction of Florence Township. He stated the Planning Board's role here is to except this as a referral for review and recommendation in conjunction with the Master Plan.

Mr. Garrison stated they look forward to the successful passage of this referendum so that the Board members and professionals can review the final engineered documents. As of now, the Board of Education has not done full engineering, storm water management, and some other things that will be talked about tonight; however, they will be back before the Board with those detailed plans once they have the funds to procure the proper engineering.

Mr. Garrison presented a 32-slide power point explaining the details of the March 12th Bond Referendum. He stated that the power point is also depicted on the district's website. First and foremost, they want to make sure the taxpayers understand the facilities and their age, as well as informing them about the district, why the school district is moving forward with this project and how the State of New Jersey is helping to pay for some of these improvements so it is not solely on the taxpayers. One of the first things looked at when going into a facility improvement program is

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the impact of enrollments, the impacts of housing in the community, and how that impacts the capacity of the schools, as well as is there something that needs to be done to expand the facilities that educate our student body.

The Roebling Elementary School is a beautiful landmark in the community, and the district is so proud to keep that building active and revitalize it with the improvements that are being presented tonight. The Riverfront Middle School, grades 4 – 8, and the High School, grades 9 – 12, are scheduled for improvements as well. Mr. Garrison stated he will explain the cost for all of these improvements, how they are keeping the tax rate on Question #1 below \$150 per year for the average assessed property, what is included in Question #1 and in Question #2, and how this will impact the tax payer. The district is planning for the Bond Referendum vote to take place March 12, 2019. Township residents will have the opportunity to attend meetings to receive information on the referendum plus it is available on the district's website.

Mr. Garrison presented the following information:

- The 2017-2018 school year had a total of 1,556 students enrolled in all three schools with the student teacher ratio being 13.6 students to 1 teacher
- The district is classified as a District Factor Group "DE", the fifth-highest of the groups
- The Roebling Elementary School, grades K-3, currently has 447 students. The building was originally built in 1914 with additions in 1924, 1963, and 1993.
- Riverfront School, grades 4-8, currently has 689 students. The building was originally built in 1954 with additions in 1963 and 1993.
- The Florence Township High School, grades 9-12, currently has 420 students. The building was originally built in 2005.
- The projected enrollment for school year 2022 – 2023 is 1,568 students

Mr. Garrison stated the Educational Facilities Construction and Financing Act signed into law in 2000. The Florence Township school district falls into the category to receive 40% state aid for eligible projects. Most, if not all, of the projects being proposed are eligible for aid. Debt service aid is aid over the incurred debt for the life of the loan; in this case would be 20 years. New construction is penalized by the State of New Jersey if the cost is over \$143 per square foot. It was noted that you can't build anything for under \$143 per square foot. Because of this, the focus is then on renovations, which is what you'll see tonight.

Mayor Wilkie stated that part of the study done to get the projected enrollment numbers, was to look at the Planning Board approvals and any redevelopment approvals for residential projects. This includes the townhouses on Florence-Columbus Road that are in the process of being built, as well as the approved redevelopment for the apartment complex proposed to be built on Cedar Lane.

Mr. Garrison continued through the power point presentation and explained the following:

Question#1 Consists of the Following:

Roebling Elementary School improvements total approximately \$5.3 million worth of improvements with 39.59% funded by the State of New Jersey:

Site Work:

- parking lot resurfacing and new LED lighting

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- new digital pylon sign
- new poured surface on existing playground
- new main entrance plaza with handicap ramp and stairs

Exterior Renovations:

- rear exit canopy roof replacement
- brick veneer, masonry pointing and waterproofing

Interior Renovations:

- main entrance security vestibule, handicap lift, reconfiguration of main office
- new nurse's suite in existing classroom – reconfigure and renovate
- classrooms VCT replacement (1st/2nd floors)
- corridor ceiling and LED lighting replacement (all floors)
- interior doors in 1924 wing – metal frames/masonry reinstallation
- bathroom renovations
- bathroom floor replacements
- new Pre-K bathrooms – convert existing space to a new Pre-K classroom
- cafeteria tables, basketball equipment and window shade replacement
- painting of instructional spaces – hallways, corridors and classrooms
- hazardous materials abatement

Building Systems:

- HVAC construction – Classrooms, Trans heat only UV HVAC replacement and add A/C
- kitchen walk-in freezer replacement

Electrical Construction:

- elevator modernization
- new fire alarm systems
- security access controls and IT infrastructure upgrades

Riverfront Middle School improvements total approximately \$13.3 million with 39.83% funded by the State of New Jersey:

Site Work:

- new digital pylon sign
- expand parking at the main entrance
- media center entrance handicap ramp reconstruction
- concrete curbs and sidewalks replacement
- central district office building demolition / new ADA sidewalk

Mayor Wilkie mentioned there is a centennial time capsule near the flagpole and asked that is not disturbed.

Exterior Renovations:

- roof replacements, new modified SBS system, gutters, flashing
- exterior doors, frames and hardware replacement
- library window replacement

Interior Renovations:

- new main entrance security vestibule
- 1963 2nd floor corridor ramp
- 1951 gymnasium renovations
- 1993 gymnasium renovations

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- auditorium renovations
- media center renovations
- cafeteria renovations
- hall bathroom renovations
- corridor ceiling and LED lighting replacement
- fire door installation
- boys and girls gym locker room renovations
- replacement of existing hall lockers in 1993 wing
- select interior office/closet doors, frames and hardware replacement
- painting of instructional spaces – hallways and corridors
- new classrooms (5) – convert home economic and wood shop areas – renovate

Ms. Ambrosius commented that this is currently unused/wasted space.

Building Systems:

- HVAC construction
- locker room ventilation
- kitchen walk-in freezer, stove, dishwasher and serving line
- unit ventilators in classrooms – convert from steam to hot water, add A/C
- boilers(s) – convert from steam to hot water, pumps, piping, etc.
- 1951 gymnasium HVAC
- HVAC Trane unit coil replacement
- Domestic hot water heater replacement

Electrical Construction:

- Electrical upgrades – convenience power/AC
- Security access controls and IT infrastructure upgrades

Plumbing Construction:

- water and sewer lateral/piping abatement and replacement

Florence Township High School improvements total approximately \$3 million with 33.31% funded by the State of New Jersey:

Site Work:

- parking lot (front of school) – new drainage, mill and resurface
- bus parking lot expansion and sink hole repairs
- water infiltration – auditorium wall/stair – excavation – waterproofing
- courtyard storm water drainage issue – new inlets and piping
- field irrigation – well pump replacement

Interior Renovations:

- convert part of the library to Board of Education offices

Building Systems:

- HVAC construction
- replacement of chiller/condenser

Electrical Construction:

- replace fluorescent lighting with LED fixtures
- stage sound system upgrade
- Mr. Garrison commented that there is no security initiative for the high school included in this referendum. The Burlington County Freeholders have offered to district high schools in the county a portion of \$20 million. Ms. Ambrosius and Ms. Livengood were able to

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submit the grant paperwork early and have received a grant for \$700,000 to be used for front entrance and security initiatives.

New Construction:

- transportation building addition so bus maintenance can be brought back into the district and 2 buses would fit into the building at one time for servicing.
- a proposed 30' X 60' pole barn building to be built along the school's property line. There has been some discussion with the Board professionals that it may not be within the school property and may have to move to a different location. They will look at the appropriate setback and work with them on the final plan.

Question #1 cost estimates are a total of \$21.5 million with \$8.4 million being the State's share and \$13.1 million being the Local share. The impact would be approximately \$150.37 increase to the tax payer based on the average assessed home of \$219,832.

Question #2 Consists of the Following:

- Roebling Elementary
 - new freestanding pole barn for storage
- Riverfront Middle School
 - field reconstruction
 - relocate existing playground to new poured surface
 - expand parking lot behind the media center
 - athletic field lighting – LED multi-purpose use
 - new walking track – asphalt
 - painting of instructions spaces – classrooms
- Florence Township High School
 - JV baseball irrigation system
 - new freestanding pole barn for storage

Question #2 cost estimates are a total of \$2.6 million with \$495,000 being the State's share and \$2.1 million being the Local share. The impact would be approximately \$23.75 increase to the tax payer based on the average assessed home of \$219,832.

Vice Chair Garganio asked what the anticipated timeline of construction would be if everything passes on March 12th. Mr. Garrison stated construction will be done over 2 summers, with minimal work done this summer with most of the work done next summer. He stated the district will have a full-time construction management firm.

Planner Fegley asked why they are opting for the pylon style sign at Roebling School. She also asked if the sign was part of the approval received from the State Preservation Office for the exterior renovations to Roebling School. Mr. Garrison stated that the existing sign that is at the school will be moved out further. The new pylon sign in part of the proposed handicap ramp that was submitted to the State, which was all approved. He stated he will get confirmation from the State regarding that and that Planner Fegley's point is well taken.

Chairperson Hamilton-Wood asked Solicitor Frank what the Board's obligation is regarding this presentation and if there is a need for public comment. Solicitor Frank stated public comment is not needed and that the function as a Board is to advise whether we consider this to be consistent

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or inconsistent with the Master Plan. Obviously, the interior renovations and those sorts of things do not apply to us, but the construction of new buildings, signage outside, expansion of parking areas, and similar items all fall within our concerns because we do have standards for site development that are driven by our Master Plan goals. Fundamentally, all of these properties are zoned and acknowledged as being school properties.

Planner Fegley confirmed that the schools are in the designated School Zone; however, there are still setbacks that are required. She mentioned that she thought the placement of the proposed pole barn for the High School may actually be in the Agricultural Zone but will be able to determine that when the detailed plans are submitted. Assuming that it meets the correct zoning and setbacks, it does promote the conservation of the historic site, particularly Roebling School, and will improve the quality of life for the students, teachers and staff; especially with adding air conditioning and new HVAC, stormwater management, that sort of thing. Planner Fegley stated that, bottom line, she feels it is consistent with the Master Plan and the intent of the Master Plan.

Mr. Garrison stated that they will be back to the professionals and to the Board with the final engineering plans once the referendum passes.

Solicitor Frank confirmed with Planner Fegley that as long as the bulk standards are met from a fundamental zoning perspective and from the perspective of the implementation of the Master Plan, she is saying that this is consistent with the Master Plan. Planner Fegley stated that is correct; however, if for some reason they are not able to meet the bulk standards, there are variances that can be requested. This referendum is conceptually consistent with the Master Plan.

It was the Motion of Mr. Pagano, seconded by Vice Chair Garganio to find the Florence Township School District 2019 Bond Referendum Projects conceptually consistent with the Master Plan, subject to compliance with applicable bulk and engineering standards.

Upon roll call the Board voted as follows:

YEAS: Pagano, Garganio, McCue, Montgomery, Morris, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

Mayor Wilkie asked Mr. Garrison if he would need a letter regarding the Board's decision tonight due to the fact the resolution will not be memorialized until the 2/26/19 meeting. Solicitor Frank stated he will draft that letter and forward it to Mr. Garrison.

APPLICATIONS

- A. Application PB#2019-01: Application from Wawa, Inc. for Amended Major Site Plan for a trash enclosure on property located at 2060 Route 130, Florence Township, Block 163.02, Lot 13.

Duncan Prime of the firm Prime Law stated he was here on behalf of the applicant, Wawa, Inc. The property is located at 2060 Route 130 at the intersection of Cedar Lane and Route 130, Block 163.02, Lot 13 of the Florence Township tax map. Mr. Prime stated Wawa was before the Board in 2015 with an application to move the trash collection from inside the building to outside the

building in an external trash enclosure. It was a company wide initiative at that time because trash had become an issue at this store and other stores in the region. They decided the internal trash room was no longer sufficient and it was more efficient to move the trash outside to be collected in compactors for the trash and dumpsters for the recycling to all be picked up more infrequently. At times, due to the amount of trash, it would be placed in totes and placed outside, sometimes 15 to 20 totes, until trash could be collected. After the initial approval and getting into the engineering of the outside trash enclosure, it was discovered there may be some stormwater management issues. Wawa received an extension of their approval in 2017 and is now back tonight with an amended approval from the original 2015 approval to move the location of the enclosure to against the building. It is essentially the same concept that was testified to in 2015. This application is still for the external enclosure and for the same reasons as in 2015; however, it is a slightly different size and is a slightly different location.

Solicitor Frank swore in Jeffrey Haberman from Dynamic Engineering. Mr. Haberman stated he is a licensed professional engineer in the State of New Jersey and graduated from Rutgers University with concentrations in site and civil engineering. He has been with Dynamic Engineering for almost 7 years and has testified before numerous Planning and Zoning Boards in the State.

Mr. Haberman introduced Exhibit A-1, a colored rendered site plan sheet dated 1/22/19 prepared by Dynamic Engineering. The site is in the HC (Highway Commercial) zone with the existing use as a Wawa Food Market and gas station; permitted uses within the zone. Since the original trash enclosure approval in 2015, Wawa has revised their methodology and where they would like these trash enclosures placed. Essentially, in general, they'd like the enclosures as close to the building as possible; near where they internally store and stage the trash and have it ready for pickup. To this specific store, that location is the existing bump out area on the western side of the building. This is where their internal trash and recycling is currently stored. Wawa is proposing to relocate their trash enclosure closer to their internal trash storage room within the existing concrete sidewalk adjacent to the westerly façade of the building. This enclosure will house a 6 cubic yard trash compactor and a 6 cubic yard cardboard dumpster that will hold comingled recyclables, as well. It will be surrounded by an 8' high white vinyl fence. The size of the enclosure is proposed to 26' X 14.5'. There will be two steel reinforced PVC gates that will face the drive out to the west protected by concrete filled bollards. There will also be two man-gates on the northern and southern side of the enclosure and employees will also be able to access the outside enclosure from the trash room inside of the store. The proposed compactor is a different specification from the original 2015 approval. This one is a BINPAK and has a quieter range from 50 – 60 dba. This trash enclosure is a smaller footprint than the 2015 approval and will fit within the allotted area. It is also proposed to have a spigot and hose attached to the building to enable employees to clean the enclosure area.

Chairperson Hamilton-Wood stated she sees the circulation provided for the garbage truck to be on-site but asked what the circulation for cars is to go around the garbage truck. She stated it seems that access to the back of the building will be blocked when the trash is being picked up. Mr. Haberman stated that is correct; however, cars are still able to access the front of the store. Mr. Prime stated that with this enclosure, trash pickups will go from once every day to 2 – 3 times a week. Chairperson Hamilton-Wood asked at what time of day that would happen. Both Mr. Prime and Mr. Haberman confirmed that it would be during Wawa's off-peak hours and will be controlled by Wawa. Mr. Morris asked how much time it takes for the truck to pick up the trash

and blocking the traffic to the back of the building. Mr. Haberman stated it takes approximately 5 minutes, 2 – 3 times a week.

Engineer Dougherty stated his review letter is dated December 27, 2018. He stated the applicants have provided the information regarding the application; but, there is also a completeness issue as this is a Major Site Plan. The testimony provided tonight was important for the completeness of the application as well. Because this is an existing site and had been before the Board in 2015, there are multiple items on the checklist which are not applicable to this application. There are several waivers being sought and some of them are because this is an existing site that he has no issue with granting the waivers should the Board see fit; such as wooded areas on the tract, additional utilities, location of easements, storm drainage, no loss of parking areas, no signage or lighting being changed. Engineer Dougherty stated the vehicle circulation plan was submitted with the application and he does not see any real change to that circulation pattern or to the site triangle. He suggests that the Board declare the application complete at this time if they are in agreement to the waivers.

Engineer Dougherty did point out that he wasn't sure if there is a zoning issue, but he will defer that to Planner Fegley to determine if there is an actual variance needed because of accessory buildings requiring 20' setback from other buildings. He didn't know with this being a trash compactor if it was a necessary variance at this point. Mr. Prime stated that it was their opinion that the trash enclosure did not constitute an accessory building; however, that is ultimately the Board's decision. Planner Fegley asked how far away from the building it will be. Mr. Haberman stated it will be right up next to the building and has no roof on it; only a fence around it. Solicitor Frank stated it is a structure, but it is not a building. Planner Fegley did not see the need for a variance.

Engineer Dougherty stated that pending the completeness determination, he did have a question regarding the vinyl fence basically taking the place of the existing sidewalk. He is looking for testimony that there is no real pedestrian traffic that would utilize that sidewalk because from the parking area, you have access from both sides. Mr. Haberman stated that is correct. He stated the customers do not utilize that part of the sidewalk as it is not continuous around the whole facility. Engineer Dougherty concurred that it is not functional as a sidewalk, just merely a concrete pad that joins the sidewalk.

It was the Motion of Vice Chair Garganio, seconded by Mr. Montgomery to grant the waivers and deem the application complete.

Upon roll call the Board voted as follows:

YEAS: Garganio, Montgomery, McCue, Morris, Pagano, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

Mr. Pagano asked with the concerns of the tractor trailer parking on Hunt Circus Drive, if it is within the Board's scope to have this addressed at this time. Solicitor Frank stated that every time Wawa has been before the Board, the tractor trailer parking is discussed where it is allowed. However, the scope of this particular application does not reach out to those parts of the site. Chairperson Hamilton-Wood asked if Hunt Circus Drive is a public street. Mayor Wilkie stated it

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is part of an association. Solicitor Frank stated the property owners have granted authority to the municipality to enforce the motor vehicle code and they can be ticketed. Mr. Prime stated that Wawa encourages that rather than send a young store employee out to tell a tractor trailer driver they're not allowed to park there. Mr. Pagano asked if there is proper signage as to the no parking areas. Mr. Prime stated there are signs currently posted.

Seeing no further comments or questions, it was the Motion of Mr. Montgomery, seconded by Mr. McCue to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Mr. Morris, seconded by Mr. Pagano to close public comment. Motion unanimously approved by all those present.

Engineer Dougherty stated his letter has been addressed; there is no variance required for the accessory structure and the applicant has provided testimony to the circulation regarding the trash truck. The turning templates show that they are able to make the turn and that other vehicles still have access to the front of the building.

Planner Fegley stated her review letter of December 31, 2018 asked if the applicant could expand on #4 on page 3 regarding the general note made on the plan about the warning cone, and if that was a remnant from the original plan and should not be there. Mr. Haberman stated that it is a remnant from the original plan and it will be removed. Planner Fegley asked if any existing landscaping would be impacted with this new proposal. Mr. Haberman stated that there are 2 small areas on either side of the enclosure and that if they are destroyed, they will be fully restored. Planner Fegley also commented on the ordinance for recycling and that the calculation was based upon square footage of 15,414 sq. ft. Mr. Haberman stated that yes, the calculation of the bulk chart on the site plan considered both the canopy and the store. The convenient store by itself is 7,200 sq. ft. and that meets the standard.

Solicitor Frank stated that the conditions of approval are that any destroyed landscaping will be fully restored and the usual conditions regarding taxes and escrows.

It was the Motion of Mr. Morris, seconded by Mr. McCue to approve the amended major site plan for the trash compactor and enclosure with the conditions noted by Solicitor Frank.

Upon roll call the Board voted as follows:

YEAS: Morris, McCue, Montgomery, Garganio, Pagano, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

B. Application PB#2019-03: Application from AID Electric Corporation for Minor Site Plan and Side Yard Setback variance to install outside backup generators for manufacturing use on property located at 700 Railroad Avenue (ReadyPac property), Block 147.01, Lot 3.11

Solicitor Frank stated that we received correspondence from the applicant's counsel, Luke Pontier of Day Pitney, dated January 16, 2019 requesting that their application be carried to the February

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26, 2019 meeting without further notice, subject to the applicant accepting our request for the extension of time.

It was the Motion of Vice Chair Garganio, seconded by Mr. Pagano to grant the adjournment of application PB#2019-03 to the February 26, 2019 meeting without further notice, subject to the applicant consenting to waive the time requirements.

Upon roll call the Board voted as follows:

YEAS: Garganio, Pagano, Morris, McCue, Montgomery, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

C. Application PB#2019-04: Application from Burlington Coat Factory for Preliminary & Final Major Site Plan for expansion of their headquarters on property located at 1830 Route 130 North, Florence Township, Block 160.01, Lot 1.01, 1.03 & 1.04.

Erin Szulewski of Parker McCay was present on behalf of the applicant, Burlington Coat Factory. The subject property is located along Route 130 northbound and is part of a redevelopment plan. It is located in the HC (Highway Commercial) zone and is the site of the existing Burlington Stores corporate headquarters building. This application for preliminary and final site plan seeks approval for construction of a multi-story office annex building adjacent to the existing corporate headquarters of approximately 218,000 sq. ft. This application also includes associated site improvements including rearranged parking improvements, modified stormwater management facilities and lighting on the site. With Ms. Szulewski was the applicant's engineer, Robert Stout of Stout & Caldwell. Both Ms., Szulewski and Mr. Stout are in receipt of the Engineer Dougherty's completeness review letter dated January 17, 2019. Ms. Szulewski stated there are a number of submission items that were listed as not applicable by the applicant with this submission due to prior approvals received for the existing headquarters building or not applicable to this application at all. There are five submission items listed with the completeness review letter that they would like to address tonight.

Solicitor Frank swore in Hugh Dougherty, Board Engineer; and Barbara Fegley, Board Planner as expert witnesses for all applications to be heard during 2019 which he stated he should have done at the beginning of the meeting as part of the reorganizational portion of the meeting. Robert Stout was also sworn in at the same time and declared an expert witness.

Engineer Dougherty stated he did prepare a completeness review letter dated January 17, 2019. There are 19 submission items for completeness; however, because this is an existing site previously approved by the Board and previously constructed, these items are considered not applicable. There are 5 items the applicant is seeking a waiver:

1. Environmental Impact Statement which has previously been submitted which he has no objection to granting that waiver
2. Site Triangles at the intersections that he recommends the Board defer that to the Site Plan stage due to the current and the proposed intersections
3. Architectural scale drawings which he is seeking dimensions on those plans as the colored rendering did not provide sufficient information. Mr. Stout stated they can provide those as the architect is in the process of finishing them. Mr. Stout stated he did want to clarify that

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they are not looking for a height variance. Engineer Dougherty stated they would like to have those elevations shown, so that would be deferred to the next meeting. Mr. Stout stated the Board will be getting that information prior to the next meeting.

4. Legal documentation that supports the granting of easements by an adjoining property owner is required. There are lots that are already created that have easements, in fact the site plan that was submitted shows an easement. Engineer Dougherty asked that as a condition of approval, any easements that change or any easements that will be created will be provided.
5. An executed sewer agreement shall be provided. Because they are adding a total 218,000 sq. ft. of gross floor area, there will be a modification to the original sewer agreement so that will also be a condition of approval.

Engineer Dougherty stated that overall #1 is waived, #2 & #3 are deferred to testimony, and #4 & #5 are a condition of approval. With this, the Board could declare the application complete if they so choose.

Solicitor Frank stated that Engineer Dougherty's recommendation to the Board is to find the application conditionally complete subject to providing testimony at the substantive meeting on item 2 & 3 of his letter, and provision of items 4 & 5 as potential approval conditions. Engineer Dougherty stated that is correct.

Planner Fegley did not have anything to add as tonight is for completeness only.

It was the Motion of Mr. Pagano, seconded by Mr. Morris to find application PB#2019-04 conditionally complete as set forth by Engineer Dougherty and Solicitor Frank.

Upon roll call the Board voted as follows:

YEAS: Pagano, Morris, Montgomery, McCue, Garganio, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

There was no other business to discuss.

PUBLIC COMMENTS

It was the Motion of Mr. Montgomery, seconded by Mr. McCue to open the meeting for public comments. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Vice Chair Garganio, seconded by Mr. Morris to close public comments. Motion unanimously approved by all those present.

MASTER PLAN REVIEW/DISCUSSION

No discussion took place.

14.

ADJOURNMENT

Mayor Wilkie introduced Florence Township's new Construction Code Official, Jim Hoey. He stated that Tom Layou retired as of January 1, 2019 and Jim is now in that position.

Mayor Wilkie also mentioned proposed upcoming projects and their anticipated timelines.

Clerk Federico mentioned that annual training hosted by The Alaimo Group that will take place February 23, 2019. She asked that any members that are interested in attending to please let her know no later than February 8, 2019.

It was the Motion of Vice Chair Garganio, seconded by Mr. Montgomery to adjourn the meeting at 9:04 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary

WM/kf